

MEMORANDUM

MARCH 12, 1992

TO: BOSTON REDEVELOPMENT AUTHORITY AND
THEODORE S. CHANDLER, ACTING DIRECTOR

FROM: GERRY KAVANAUGH, ASSISTANT DIRECTOR FOR INSTITUTIONAL
PLANNING AND DEVELOPMENT
WILLIAM MCCARTHY, SPECIAL ASSISTANT

SUBJECT: PUBLIC HEARING ON PETITION TO THE ZONING COMMISSION
REGARDING THE APPROVAL OF THE BOSTON COLLEGE MASTER
PLAN

SUMMARY: This memorandum, regarding a public hearing to be held on this date, requests approval of the Boston College Institutional Master Plan and a Memorandum of Understanding between Boston College and the Allston-Brighton Boston College Community Relations Committee, and requests authority to petition the Zoning Commission to approve the institutional Master Plan and to adopt a map amendment establishing the Boston College Institutional Master Plan Area.

Introduction

Boston College is a not-for-profit, educational institution with an enrollment of 14,000 undergraduate, graduate and professional students, located partially in the Brighton neighborhood of Boston and partially in Newton. The College occupies 7,200,468 gross square feet of land on its Boston/Newton campus and has 4,773,454 gross square feet of building space.

Over the past four years, Boston College has developed a ten year (1991-2001) Institutional Master Plan for its Boston campus through a community planning process with BRA staff and the Allston-Brighton Boston College Community Relations Committee. Accompanying the development of the Master Plan is the execution of a Memorandum

of Understanding between Boston College and the committee which defines the key components of the Plan.

Institutional Master Plan Elements

The Boston College Institutional Master Plan envisions two major phases of development, each with several sub-phases. Phase 1 will take place during 1992-1995; Phase 2 will take place during 1996-2001. The Phase 1 projects can be defined as follows:

- o Dormitory Buildings - Development of two new dormitory buildings along Lower Campus Road that could contain a total of approximately 225,000 square feet of space and would house approximately 754 undergraduate students. The project will result in the removal of approximately 120 beds in existing modular housing units. Construction is anticipated to begin in the Spring of 1992, with completion expected in the Fall of 1993.
- o Dining Facility - Development of a 42,000 square foot, two-story dining facility adjacent to the Robsham Theater Arts Center. Construction is anticipated to begin in the Spring of 1992, with completion expected in the Fall of 1993.
- o Campus Center - Development of a 90,000 square foot campus center, to be located between the O'Neill Library and the Flynn Recreation Complex. The Center will serve the needs of Lower Campus residential students, and provide a much needed link between the Lower and Middle campuses. Construction is anticipated to begin in the Fall of 1993, with completion expected in the Fall of

1995.

- o Parking Garage - Development of a 400-800 space parking facility adjacent to the new campus center which will provide much needed parking for employees and visitors to the campus, and individuals associated with major events. On a demonstration basis, 200 to 250 spaces will be used by resident students to attempt to relieve parking problems on neighborhood streets adjacent to the campus. Construction is anticipated to begin in the Fall of 1993, with completion expected in the Fall of 1995.

Over the longer term (1996-2001), the following Phase 2 projects are being analyzed:

- o Lower Campus Dormitory - Construction of a 500 bed dormitory.
- o New Recreation Complex - Construction of a new recreation complex to replace the physically obsolete Flynn Recreation Complex.
- o Lower Campus Open Space - Development of new open space on the Lower Campus at the present location of the modular housing units.
- o Academic Building - Development of a new academic building on Beacon Street adjacent to the new Chemistry Building.
- o Upper Campus Dormitory - Development of a 200 bed dormitory at the intersection of Beacon Street and College Road.
- o St. Thomas More Hall Addition and Renovation - Renovation and construction of 50,000 square foot addition to St. Thomas More Hall, an administrative office building.

- o McElroy Commons Renovation - Renovation of the 75,000 square foot McElroy Commons building, specifically its dining area and bookstore.
- o College Road Site - Development of a site on College Road, just south of McElroy Commons, for parking of up to 210 cars, administrative space, or academic space.

Community Benefits Plan

Boston College, in cooperation with the Allston-Brighton Boston College Community Relations committee, has developed a community benefits plan which will benefit the residents of the Allston-Brighton community and the City of Boston at large. The major community benefits resulting from the Master Plan can be defined as follows:

- o Implementation of an employment policy for Allston-Brighton residents which will result in the recruitment of local residents through the Boston College Office of Human Resources.
- o Continuation of weekend patrols by the Boston Police Department in selected areas of Brighton heavily populated by students.
- o Dedication of 10% of additional tuition remission scholarships and grant assistance to Allston and Brighton residents.
- o Establishment of an Off-Campus Council to address issues relating to student off-campus living and its impacts upon the Allston-Brighton neighborhood.
- o Primary use of Alumni Stadium for football games during daylight hours.
- o Prohibition of use of St. John's Seminary for student housing, classroom, or intercollegiate athletics; prohibition of the expansion of use of St. John's Seminary

beyond St. Clement's Hall without formally amending its Master Plan; and commitment to limit the athletic use of the Seminary property when new playing fields become available on the main campus.

Community Review of Master Plan

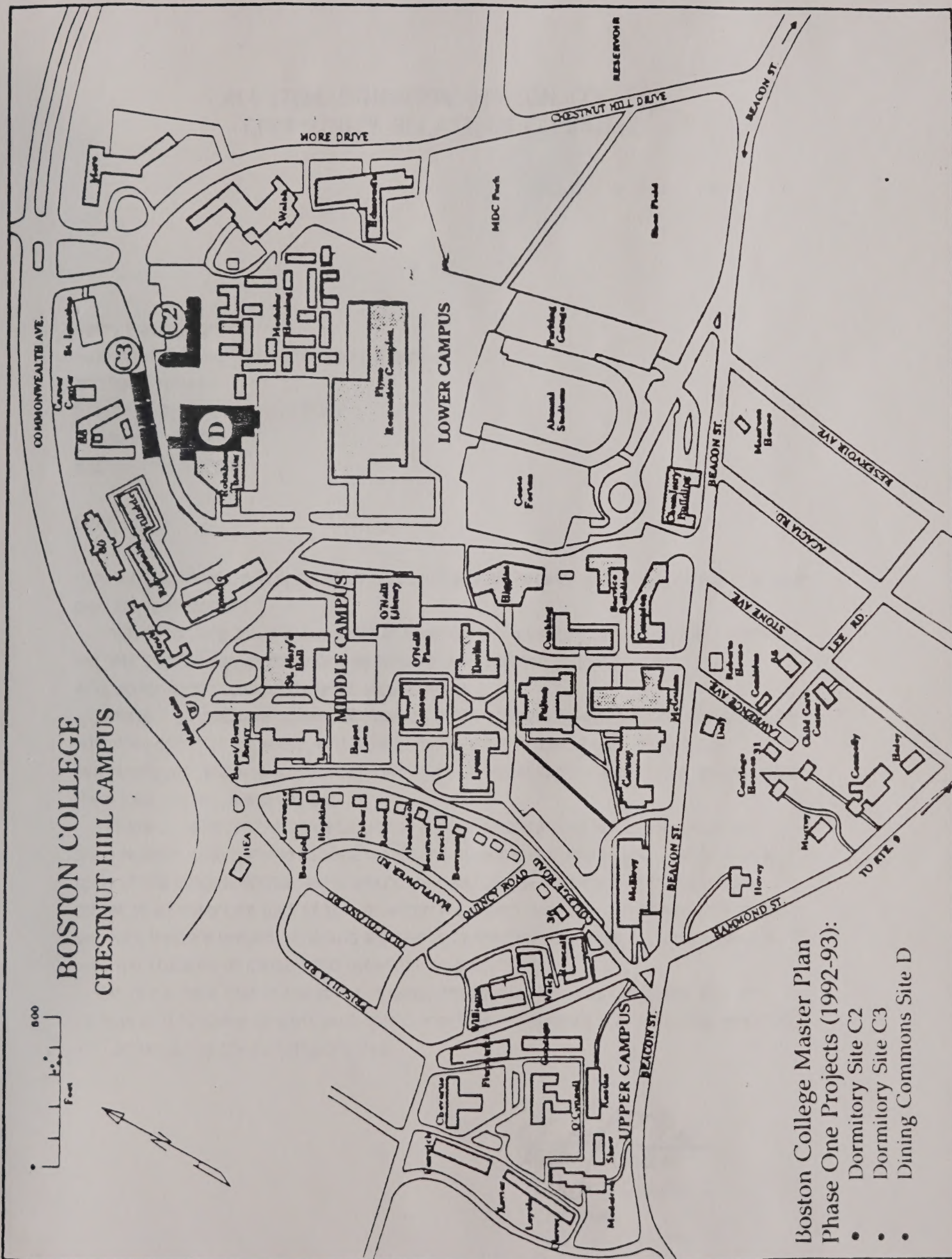
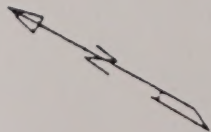
The Allston-Brighton Boston College Community Relations Committee has been working with Boston College over the past five year period to complete the campus master planning process associated with the university's 10 year development plan. The Community Relations Task Force has endorsed the Plan and recommends its approval (See attached letter).

An appropriate vote follows:

VOTED: That the Boston Redevelopment Authority, in accordance with Article 51 of the Boston Zoning Code, approves the Boston College Institutional Master Plan as submitted to the Authority on March 12, 1992; and further

VOTED: That the Authority hereby authorizes the Director to petition the Zoning Commission to approve the Boston College Institutional Master Plan as submitted to the Authority on March 12, 1992, and to establish the Boston College Institutional Master Plan Area described in that Institutional Master Plan as a map amendment to the Boston Zoning Code.

Figure 1 is a line graph showing the relationship between the number of eggs per female (Y-axis) and the number of females per nest (X-axis). The Y-axis is labeled 'Eggs' and ranges from 0 to 600. The X-axis is labeled 'Females' and ranges from 0 to 10. The data points are plotted as dots, and a fitted curve is shown, indicating a positive correlation between the number of females and the number of eggs, but with a decreasing rate of increase.



Boston College Master Plan Phase One Projects (1992-93):

- Dormitory Site C2
- Dormitory Site C3
- Dining Commons Site D

ALLSTON/BRIGHTON BOSTON COLLEGE
COMMUNITY RELATIONS COMMITTEE

March 4, 1991

Jerry Kavanaugh
Assistant Director for Institutional Planning
and Development
Boston Redevelopment Authority
1 City Hall Square
Boston, MA 02201

Dear Jerry,

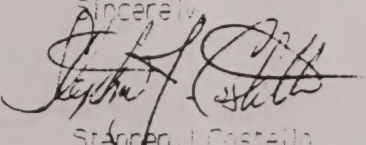
I am writing to you in support of this committee's acceptance of Boston College's ten year plan for development.

After four long and arduous years of negotiations with Boston College administrators we feel that the agreement that was reached is in the best interest of the Allston/Brighton community and Boston College.

Phase 1 of this development will result in the construction of a dining facility along with two dormitories which will remove many of the students who inhabit our neighborhoods, and who quite often don't share our quiet family way of life, and relocate them back to the college campus.

Phase 2 calls for the construction of a multilevel parking structure which will provide additional parking spaces, which are in extremely short supply, and relieve some of the congestion that exist around the campus. The construction of the student center is an important part of this development which we hope will provide the student services that are needed. It should also serve as the focal point for activities which will keep the students on campus and out of the neighborhoods.

It is our hope that in the spirit in which this agreement was concluded, Boston College will continue to work with this committee in resolving the many problems that will arise during the building process.

Sincerely,

Stephen J. Costello
Chairman

ALLSTON/BRIGHTON BOSTON COLLEGE
COMMUNITY RELATIONS COMMITTEE

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1 City Hall Square
Boston, MA 02201

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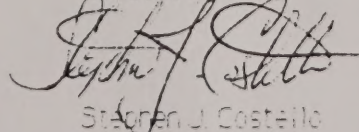
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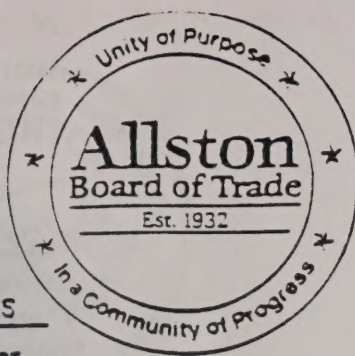
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Sincerely,



Stephen J. Costello
Chairman



Allston Board of Trade

P.O. Box 334, Allston, MA 02134

Telephone: 254-9306

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March 9, 1992

Mr. William Mills
Boston College
Chestnut Hill, MA 02167

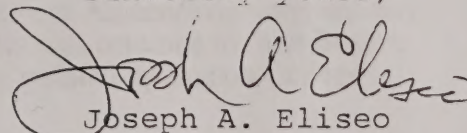
Dear Bill:

The Allston Board of Trade would like to offer its wholehearted endorsement of the Master Plan that has recently been endorsed by the College and Community Task Force. We are pleased by the cooperative efforts by these parties, and look forward to the quick approval by other sources so that you may begin construction in the shortest possible time.

We feel that Boston College has been very responsive to the community's needs and concerns, and we commend your plans to build new facilities so as to make your outstanding institution an even greater and more modern center of learning.

Please feel free to call upon us in the future should the need arise.

Sincerely yours,


Joseph A. Eliseo
President



BRIGHTON BOARD OF TRADE

Post Office Box 184
Brighton, Massachusetts 02135
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John J. Ryan Insurance Agency

March 10, 1992

Boston Redevelopment Authority
One City Hall Square
Boston, Massachusetts 02201

Dear Board Members:

The Brighton Board of Trade wholeheartedly supports the Master Plan submitted to the Boston Redevelopment Authority by Boston College. We applaud the manner in which the University and members of the various neighborhood associations worked cooperatively to bring about a development plan that is agreeable to all parties.

With the construction of the new dormitory building alone, Boston College will be providing 125 construction jobs to members of the various trade unions. Ultimately, this project will lead to the creation of 21 new permanent jobs.

The Allston/Brighton community will benefit as well. Boston College has recently implemented an employment policy aimed at increasing the number of Allston/Brighton residents to their work force. Boston College currently employs 685 people who reside in Allston/Brighton. The University will increase the amount of financial aid available to Allston/Brighton residents by 10 percent. Additionally, the University will continue to fund Boston Police detail patrols in areas of Brighton populated by Boston College students.

In closing, it is my sincere hope that the Board votes to approve the Master Plan proposal submitted by Boston College.

Sincerely,

Tim Athanasiadis
President